



## £77,500 Leasehold

RETIREMENT APARTMENT WITH LONG LEASE & NO FORWARD CHAIN! A bright and airy first floor retirement home situated within Homesea House, Green Lane. The property briefly comprises a southerly aspect living room, modern fitted kitchen with integral appliances, bathroom, and nice size double bedroom with built-in wardrobe. The property is well-presented throughout but the neutral décor offers the chance to put your own stamp on things. The residence boasts a host of communal facilities on site including; laundry room, guest suite, residents' lounge and communal off road parking on a first come, first serve basis. Contact our Marmion Road branch to arrange your internal viewing.



## COMMUNAL ENTRANCE

Security entrance and communal hallway with lift and stairs to all floors, access to communal facilities, door to flat 45.

## HALLWAY

Doors to all rooms, security entry phone, carpeted, emergency pull cord.

## BATHROOM

6' 7" x 5' 4" (2.03m x 1.64m)

Panel enclosed bath with electric shower, low level WC, wall mounted wash basin, electric towel rail radiator, tiled to principal areas.

## BEDROOM

11' 3" x 8' 7" (3.45m x 2.62m)

Double glazed window to front elevation, carpeted, electric radiator, wardrobe, emergency pull cord.

## LIVING ROOM

14' 8" x 10' 6" (4.48m x 3.22m)

Double glazed window to front elevation overlooking communal garden, carpeted, electric radiator, emergency pull cord, opening to:-

## KITCHEN

5' 4" x 7' 3" (1.63m x 2.21 m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink with mixer tap and drainer unit, electric oven and hob, integral fridge and freezer, tiled to principal areas.

## OUTSIDE

Landscaped communal gardens, residents' and visitor parking (on a first come, first serve basis).

## COMMUNAL AREAS

Residents' lounge, communal laundry room and guest suite.

## AGENTS NOTES:

## COUNCIL TAX

Band A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of February 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold.

**Landlord/Managing Agent:** First Port.

**Balance of Lease:** 108 years remaining.

**Ground Rent Charges:** £442 per annum.

**Ground Rent Review Period:** Every 25 years.

**Maintenance/Service Charges:** £2,195 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included in Maintenance/Service Charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02/2025

## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
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